

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
October 13, 2014

The Supervisors of Clay Township met on a regularly scheduled meeting date of October 13, 2014, at the Clay Township Municipal Office, 870 Durlach Road, Stevens, Pennsylvania, at a time and place duly established to hold such a meeting, and advertised and posted in accordance with the Second Class Township Code and the Sunshine Law.

Supervisors present were Timothy Lausch, Chairman, Keith Martin, Vice Chairman and Gary Landis, Secretary.

Clay Township employee present was Bruce Leisey, Township Manager. Also present was Jennifer Prunoske of Hanover Engineering, Inc., Township Engineer and Jennifer Mejia of Shirk and Mejia, Township Solicitor.

Also attending were those listed on the meeting attendance sheet, which is attached to these Minutes.

Timothy Lausch called the Meeting to order at 7:02 p.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the August 11, 2014 meeting minutes as printed in the October 13, 2014 agenda. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to approve the August 27, 2014 meeting minutes as printed in the October 13, 2014 agenda. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to approve the September 3, 2014 meeting minutes as printed in the October 13, 2014 agenda. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to approve the September 8, 2014 meeting minutes as printed in the October 13, 2014 agenda. * The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to approve the September 30, 2014 meeting minutes as printed in the October 13, 2014 agenda. * The motion was approved unanimously.

Treasurer's Report

Gary Landis made a motion, seconded by Keith Martin, to approve the Treasurer's Report for the month of September, 2014. *The motion was approved unanimously.

Visitors

1. Jim Summers, Ephrata Recreation Center

Mr. Summers updated the Board of Supervisors on registration in the 2014 Summer Program (the cost is \$32 per program). The requested contribution in 2015 is \$5,056 (this request is calculated on the 2014 actual registration costs for the Summer Program for Clay Township residents).

Mr. Summers also informed the Board of Supervisors on a Fundraising plan for repairs needed at the facility. It is a \$500,000 Campaign. Mr. Summers is requesting the Township contribute \$1.00 per capita for the next 3 years.

Engineer's Report

1. Jay Paul Hursh – Escrow Release Request Extension

Gary Landis made a motion, seconded by Keith Martin to accept Mr. Hursh's request for a time extension to make a decision on his recent request for escrow release until 11/12/14. * The motion was unanimously approved.

2. HomeTowne Square Phase 1 – Escrow Release Request #7

Jennifer Prunoske, Hanover Engineering, reviewed the escrow release request with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to approve the escrow release in the amount of \$52,818.75 leaving an ending balance of \$303,546.29. * The motion was unanimously approved.

3. John Stoltzfus Jr. – Lot-Add on Plan #14-07

Ted Cromleigh, Diehm & Sons representative for the Developer, reviewed the plan with the Board of Supervisors. Mr. Stoltzfus owns two tracts of vacant land on Segloch Road. Mr. Stoltzfus is planning to eliminate the 2.68 acre tract by adding 1.39 acres to his other parcel and by adding 1.288 acres of land to Russell & Cheryl Ackley property.

There was discussion between Mr. Cromleigh and the Township Manager, Township Solicitor and Board of Supervisors on the request from the Township to make notification on the plan that the owner of the property would be responsible to pay for the costs of surveying and deed preparation to transfer right-of-way required by the SALDO Ordinance at the time of transfer.

Gary Landis made a motion, seconded by Keith Martin to approve the plan contingent on compliance with Hanover Engineering's letter dated 10/10/14 and Jennifer Mejia, Shirk & Mejia's e-mail dated 10/13/14 at 12:00 PM. * The motion was unanimously approved.

4. Paul B – Stormwater Management Plan #14-08

Jennifer Prunoske, Hanover Engineering, reviewed the plan with the Board of Supervisors.

Gary Landis made a motion, seconded by Keith Martin to approve the plan contingent on compliance with Hanover Engineering's letter dated 10/13/14. * The motion was unanimously approved.

Old Business

1. Discussion on Village of Clay Sewer Feasibility Study

Geoff Owens, 2290 West Main Street, and Jordon Martin and Larry Martin (Father-in-Law), 2300 West Main Street expressed concern that they would be required to connect to the proposed sewer extension. Mr. Owens property has a recently installed in-ground system and Mr. Martin was connected to public sewer when the Clearview Gardens development was developed.

The Board of Supervisors made a commitment to review the feasibility of including their two properties in the proposed sewer extension.

Gary Landis made a motion, seconded by Keith Martin to authorize Hanover Engineering Associates to start the process of final design and bid documents for the proposed sewer extension. * The motion was unanimously approved.

2. Draft False Alarm Ordinance

This item was tabled at this time.

New Business

1. Relief from 100' Sewer and Well Isolation Distance at 1025 Sun Valley Road

Mr. Robert Reich discussed his request with the Board of Supervisors. Mr. Reich is purchasing the property and is requesting relief from the isolation distance in PA Code 72: PA Sewage Facilities Act to place a sewage system within 100' of the well located on the property. The proposed isolation distance will be 72'.

Gary Landis made a motion, seconded by Keith Martin to approve the written request dated 10/13/14. * The motion was approved unanimously.

2. Approve Advertising for Special Budget Meeting

After discussion, Gary Landis made a motion, seconded by Keith Martin to approve advertising for a special budget meeting to be held on Tuesday, November 18, 2014 at 7:00 PM. * The motion was approved unanimously.

3. Approve and Execute NPDES Permit Renewal for Hopeland Sewer Plant

Gary Landis made a motion, seconded by Keith Martin to approve and execute the NPDES Permit renewal for the Hopeland Sewer Plant. * The motion was approved unanimously.

Executive Session

Gary Landis made a motion, seconded by Keith Martin to enter into Executive Session at 9:20 PM to discuss potential litigation issues. * The motion was unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to exit Executive Session at 9:55 PM. * The motion was unanimously approved.

Gary Landis made a motion, seconded by Keith Martin to authorize the Township Solicitor to send correspondence to developer of Wildflower Commons requesting payment of unpaid engineering/solicitor fees on sub-division account. * The motion was approved unanimously.

New Business

4. Discussion on 2015 Budget

The Board of Supervisors discussed a 5 year road budget and possible inclusion of additional PW wages in the 2015 budget.

No decisions were made at this time.

5. EAJA Update

Gary Landis updated the Board of Supervisors on EAJA activities related to Clay Township.

No decisions were made at this time.

Bills to be Paid

General Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the General Fund bills totaling \$112,308.41 for the month of September. * The motion was approved unanimously.

Rec Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Recreation Fund bills totaling \$1,142.65 for the month of September. * The motion was approved unanimously.

Sewer Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Sewer Fund bills totaling \$3,725.07 for the month of September. * The motion was approved unanimously.

Reports for the Month

1. Chief of Police / Police Department
2. Fire Companies / Ambulance
3. DMR
4. Solicitor's Report
5. Engineer's Report
6. Planning Commission Minutes
7. Manager's Report
8. Road Master's Report

Adjournment

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 10:15 P.M. *The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary